

THE THOMSEN MILE WEST REPLAT FOUR

CITY OF OMAHA, NEBRASKA
ADMINISTRATIVE SUBDIVISION

THE THOMSEN MILE WEST REPLAT FOUR, LOTS 1, 2 AND 3

BEING A REPLATING OF LOTS 161, 162 AND 163, THE THOMSEN MILE WEST
A SUBDIVISION LOCATED IN THE SE 1/4 OF THE SW1/4 SECTION 4, TOWNSHIP 4 NORTH, RANGE 11 EAST OF THE 6TH P.M.
COUNTY OF DOUGLAS, STATE OF NEBRASKA, AND BEING SHOWN AS SHOWN IN INSTRUMENT NO. 2004043786.
LOT LINES AS SHOWN IN PLAT RECORDED IN INSTRUMENT NO. 2004043786.

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT I HAVE SURVEYED AND PLACED PERMANENT MARKERS AT ALL CORNERS OF ALL LOTS BEING PLATTED.



[Signature]
DATE April 11, 2016
JASON HEADLEY, LS 604

OWNERS CERTIFICATION

KNOW ALL PERSONS BY THESE PRESENTS: THAT THE UNDERSIGNED ARE OWNERS OF THE PROPERTY AS DESCRIBED IN THE SURVEYORS CERTIFICATE AND EMBRACED WITHIN THIS PLAT, AND HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF, WE DO SET OUR HANDS
THE THOMSEN MILE, LLC
A NEBRASKA LIMITED LIABILITY COMPANY
BY: TIM ASSOCIATES, LLC, A NEBRASKA LIMITED LIABILITY COMPANY,
ONE OF ITS MEMBERS

[Signature]
TIMOTHY B. MAGIDT, MANAGING MEMBER

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

ON THIS 10th DAY OF April, 2016, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME TREATON E. MAGIDT, MANAGING MEMBER, TIM ASSOCIATES, LLC, WHO IS PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT AND ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

[Signature]
NOTARY PUBLIC
GENERAL INVESTMENTS AND FINANCIAL SERVICES, INC.
My Comm. Exp. May 23, 2018

APPROVAL OF OMAHA PLANNING DIRECTOR

APPROVED AS A SUBDIVISION OF NOT MORE THAN TWO (2) LOTS, PARCELS OR TRACTS, WITHIN THE CITY OF OMAHA, NEBRASKA, AND AS SHOWN ON THIS PLAT IS FILED AND RECORDED WITH THE COUNTY REGISTER OF DEEDS WITHIN THIRTY (30) DAYS OF THIS DATE.

[Signature]
OMAHA PLANNING DIRECTOR
DATE 5-5-16

COUNTY TREASURER'S CERTIFICATE

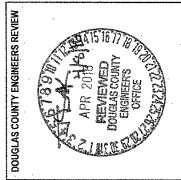
THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYORS CERTIFICATE AND AS SHOWN BY THE RECORDS OF THIS OFFICE.



[Signature]
DOUGLAS COUNTY TREASURER

EASEMENT DEDICATION

PERPETUAL EASEMENTS SHALL BE GRANTED TO THE OMAHA PUBLIC POWER DISTRICT AND ANY TELECOMMUNICATIONS ENTITY OR OTHER CORPORATION TRANSMITTING COMMUNICATION SIGNALS BY WIRE, CABLE, COAXIAL CABLE OR OTHER RELATED FACILITIES, AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT AND POWER AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE-FOOT-WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES, AND EIGHT-FOOT-WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LOT LINES, AND A SIX-FOOT-WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LOT LINES OF EACH OF THE LOTS, TO BE KNOWN AS "EXTERIOR LOTS" IS HEREBY DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED ADDITION. SAID 16-FOOT-WIDE EASEMENT WILL BE REDUCED TO AN EIGHT-FOOT-WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES. PERPETUAL EASEMENTS SHALL BE GRANTED TO METROPOLITAN UTILITIES HEREBY GRANTED PERPETUAL EASEMENTS SHALL BE GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, AND ANY NATURAL GAS PROVIDER, AND THEIR SUCCESSORS, AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE-FOOT-WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES, AND EIGHT-FOOT-WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LOT LINES OF EACH OF THE LOTS, TO BE KNOWN AS "EXTERIOR LOTS" IS HEREBY DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED ADDITION. SAID 16-FOOT-WIDE EASEMENT WILL BE REDUCED TO AN EIGHT-FOOT-WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES. PERPETUAL EASEMENTS SHALL BE GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, AND ANY NATURAL GAS PROVIDER, AND THEIR SUCCESSORS, AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE-FOOT-WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES, AND EIGHT-FOOT-WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LOT LINES OF EACH OF THE LOTS, TO BE KNOWN AS "EXTERIOR LOTS" IS HEREBY DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED ADDITION. SAID 16-FOOT-WIDE EASEMENT WILL BE REDUCED TO AN EIGHT-FOOT-WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES. THAT DO NOT, THEN OR LATER, INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREBY GRANTED.

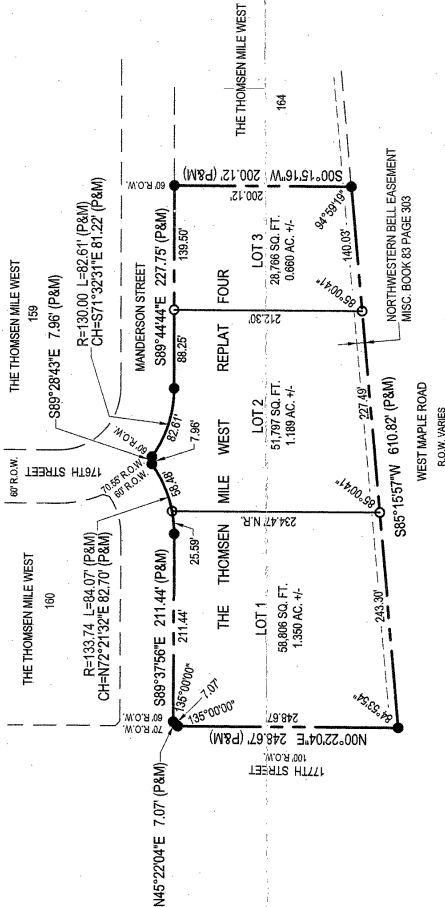
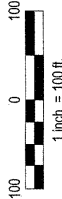


NOTES

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
2. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
3. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO 17TH STREET FROM LOT 1.
4. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO WEST MAPLE ROAD FROM LOTS 1, 2, AND 3.

LEGEND

- PINS SET (CAP 6/4)
- PINS FOUND (6" REBAR)
- BOUNDARY LINE
- LOT LINE
- EAST PROPERTY LINES
- (P) PLATTED DISTANCE
- (M) MEASURED DISTANCE



Revisions	Date	Description
1	04/02/2016	FCE
2	04/02/2016	FCE

Prof No: P1597.046.071
Date: 04/02/2016
Designed By: FCE
Drawn By: FCE
Scale: 1" = 100'
Sheet: 1 of 1
Frank Eckert
4/8/2016 10:07 AM K:\Projects\1597.046\g178\ByAdmin Sub\ADMIN SUB-REPLAT FOUR.000.dwg

THE THOMSEN MILE WEST REPLAT FOUR
OMAHA, NEBRASKA



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Received - DANIEL BATTIATO
Registered Professional Surveyor
No. 0115 LS 32-30
State of Nebraska
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